

e) Maximum Area and Rear Yard Coverage of Accessory Buildings and Structures on Lots with Standard Detached Single-Family Dwellings and Two-Family Dwellings. The maximum area and rear yard coverage of accessory buildings and structures on lots with standard detached single-family dwellings and two-family dwellings shall comply with the following requirements:

- (1) The maximum area permitted for detached garages and other accessory buildings shall be 576 square feet.
- (2) The maximum coverage area for all accessory buildings and structures, including pavement for patios and/or pools and decks shall not exceed 30 percent of the rear yard.

(f) Additional Regulations for Parking Areas, and Vehicles. Open, off-street parking areas and vehicles shall comply with the following:

- (1) Accessory off-street parking spaces: Accessory off-street parking areas shall be provided in compliance with the parking requirements set forth in Chapter 151.32, which shall be located on the same lot as the dwelling served. The maximum impervious surface coverage in the front yard on residential lots with a width of 70' or greater, and panhandle lots, is 35%. On lots with a width of 50'-70', the impervious surface coverage in the front yard is limited to 40%. On irregular shaped lots with reduced frontage at the end of a cul-de-sac, the impervious surface coverage in the front yard is increased to 50%. Accessory off street parking spaces must be accessed from a driveway and not directly from a public right of way.

- (2) The repainting, rebuilding, overhauling or dismantling of a vehicle or the storage of tires, motor, or auto body parts, in an open yard, is prohibited on a residential lot.

- (3) The parking of a disabled vehicle within a residential district for a period of more than 2 weeks shall be prohibited, except that the vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while the vehicle is parked or stored. For the purposes of this subsection, a disabled vehicle shall be defined as a non-operable vehicle in its current condition or a vehicle with expired or invalid license plates.

(g) Dish-type Satellite Signal Receiving Stations. Dish-type satellite signal receiving stations may be permitted as accessory structures and may be located as specified in the Zoning Code, subject to regulations established in this section. For the purpose of this section, non-residential installations shall include elementary and secondary schools, and places of worship.

- (1) Location and Setbacks.

A. Stations shall be located only in the rear yard of the lot as defined in the Zoning Code, and behind the principal dwelling or structure located on the same lot. When necessary, in order to get reception, stations may be mounted on or attached to the dwelling or building; however, in the case of a residential building installation, the dish antenna may not exceed two (2) meters in diameter.

B. Stations shall be located in conformance with the setback requirements for accessory structures set forth in this Chapter.

(c) Maximum Coverage. The maximum coverage of the lot, including all areas covered by buildings, vehicular drives and parking areas shall not exceed the percentage of total area of the development project set forth in Schedule 151.1006.

(d) Maximum Number of Attached Single-Family Units. A building comprised of attached single-family units

shall not exceed the number of units set forth in Schedule 151.1006.

(e) Minimum Lot Frontage. Each zoning lot shall abut upon a public street for not less than the distance set forth in Schedule 151.1006. On corner and through lots, each frontage must meet this requirement.

Schedule 151.1006

LOT REQUIREMENTS FOR SINGLE-FAMILY DETACHED CLUSTER DEVELOPMENTS, SINGLE-FAMILY ATTACHED DWELLINGS AND MULTI-FAMILY DWELLINGS

	"D-2"	"D-3"	OM-Outer
(1) Minimum Development Area (acres)	3—2	3—2	.75
(2) Maximum Density	5 dwelling units per acre	6 dwelling units per acre	10 dwelling units per acre
(3) Maximum Impervious Surface Coverage	60%	60%	80%
(4) Maximum Number of Attached Single-Family Units per Building ^(a)	4	6	-
(4) Minimum Lot Frontage (feet)	100	100	90
Notes to Schedule 151.1006: ^(a) The limitation on the number of units per building does not apply to apartments			

Schedule 151.3204
Required Off-Street Parking Spaces

<u>Principal Building or Use</u>	<u>Minimum Spaces Required^(a)</u>	<u>Maximum Permitted</u>
(a) Residential Uses		
(1) Dwelling, single-family unit (detached or attached)	2 enclosed spaces for each unit	No restrictions
(2) Dwelling, two-family	2 enclosed spaces for each unit	No restrictions
(3) Dwelling, multiple	2 unenclosed spaces for each unit	4 unenclosed spaces for each unit
(4) Bed and Breakfast	1 space for each sleeping room or suite plus the requirement for the dwelling unit	2 spaces for each sleeping room or suite + the requirement for the dwelling unit
(5) Independent senior living facility	2 spaces for each unit	3 spaces for each unit
(6) Assisted living/congregate	1 space for each unit plus 1 space for every 2 employees on maximum shift	2 spaces for each unit + 1 space for every 2 employees on maximum shift
(7) Nursing homes	1 space for every 3 beds plus 1 space for every employee on maximum shift	1 space for every 1 bed + 1 space for every employee on maximum shift
(b) Community Facilities/Schools		
(1) Convention, exhibition or meeting hall (without fixed seats)	1 space for every 100 square feet of floor area	1 space for every 60 square feet of floor area
(2) Day care center (child and adult)	1 space per employee plus one space per 5 persons enrolled at capacity	1 space per employee + one space per 3 persons enrolled at capacity
(3) Library, museum, art gallery or similar public building	10 spaces, plus one additional space for each 300 square feet of floor area in excess of 2,000 square feet	10 spaces + one additional space for each 100 square feet of floor area in excess of 2,000 square feet.
(4) Places of worship	1 space for every 3 seats in main auditorium	1 space for every 2 seats in main auditorium
(5) Elementary or Junior High School	2 spaces for each classroom plus 1 space for every 4 seats in auditorium or main assembly room	2 spaces for each classroom + 1 space for every 2 seats in auditorium or main assembly room

<u>Principal Building or Use</u>	<u>Minimum Spaces Required^(a)</u>	<u>Maximum Permitted</u>
(6) High school	1 space for every 2 teachers, employees and administrators, plus 1 space per 10 students, plus 1 space for every 4 seats in largest assembly room or auditorium	1 space for every 1 teacher, employees and administrators + 1 space per 10 students, + 1 space for every 2 seats in largest assembly room or auditorium
(7) College, University	1 space for every 2 instructors, employees and administrators plus 1 space for every 4 students plus 1 space for every 4 seats in the largest assembly room or auditorium	1 space for every instructor, employee and administrator + 1 space for every 4 students + 1 space for every 2 seats in the largest assembly room or auditorium
(8) Commercial/trade school (excluding outdoor activities)	1 space for every 2 instructors, employees and administrators, plus 1 space for every 2 students	1 space for every instructor, employee and administrator + 1 space for every student
(c) Office, Professional, Medical Facilities		
(1) Administrative, executive and professional offices, banking and financial institutions (excluding medical and dental)	1 space for every 350 square feet of floor area	1 space for every 175 square feet of floor area
(2) Medical and dental offices and clinics	5 spaces for every 1,000 square feet of floor area	8 spaces for every 1,000 square feet of floor area
(3) Hospitals	1 space for every 2 beds plus 1 space for every 3 employees. For outpatient, 1.5 spaces per exam or treatment room, plus 1 space for every employee on maximum shift	1 space for every 2 beds + 1 space for every employee. For outpatient, 2.5 spaces per exam or treatment room + 1 space for every employee on maximum shift
(4) Research or testing laboratory	1 space for every 400 square feet of floor area	1 space for every 250 square feet of floor area
(d) Retail / Service Uses		
(1) Retail sales or personal service establishments in completely enclosed buildings (except as otherwise specified below)	1 space for every 250 square feet of floor area <i>4 / 1000</i>	1 space for every 150 square feet of floor area <i>6.5 / 1000</i>
(2) Animal hospital or clinic; grooming facility (excluding open kennels or open runs)	1 space for every 400 square feet of floor area plus 1 space for every 2 employees	1 space for every 300 square feet of floor area + 1 space for every employee

<u>Principal Building or Use</u>	<u>Minimum Spaces Required^(a)</u>	<u>Maximum Permitted</u>
(3) Funeral home, mortuaries	1 space for every 50 square feet of floor area plus 1 space for each vehicle maintained on the premises	1 space for every 25 square feet of floor area + 1 space for each vehicle maintained on the premises
(4) Greenhouse, nurseries	1 space for every 400 square feet of floor area	1 space for every 300 square feet of floor area
(5) Hotel, motel	1 space for each sleeping room or suite plus 1 space for every 2 employees	2 spaces for each sleeping room or suite + 1 space for every 2 employees
(e) Eating Establishments		
(1) Restaurant --Table Service (including café, nightclub, bars/taverns)	1 space per 50 square feet of floor area, or 1 space for every 2 seats, whichever requires the greater number of spaces	150% of minimum
(2) Restaurant--Counter Service when located in a shopping center ^(b)	10 spaces, or 1 space per 50 sq. ft. of floor area, whichever is greater, plus one space for each delivery vehicle	150% of minimum
(3) Restaurant--Counter Service when located as the only use in a free-standing building	20 spaces, or 1 space per 50 sq. ft. of floor area, whichever is greater, plus one space for each delivery vehicle	150% of minimum
(f) Automotive / Transportation		
(1) Automobile, truck, trailer sales and rental	1 space for every 400 square feet of floor area of sales room plus 1 space for every service stall in the service room	1 space for every 200 square feet of floor area of sales room + 1 space for every service stall in the service room, excluding inventory storage areas. (§151.2007(a)[2])
(2) Vehicle repair facility	2 spaces for every service bay plus 1 space for every employee	3 spaces for every service bay + 1 space for every employee
(3) Car Wash	1 space for every employee	1 space for every employee
(4) Gasoline Station	1 space for every employee	1 space for every employee, plus applicable retail space
(g) Entertainment / Recreation		
(1) Bowling alley	5 spaces for each lane, plus 1 additional space for each 100 square feet of area for eating, drinking or other recreation	6 spaces for each lane + 1 additional space for each 70 square feet of area for eating, drinking or other recreation
(2) Golf course (9 holes or more)	8 spaces per green	10 spaces per green

<u>Principal Building or Use</u>	<u>Minimum Spaces Required^(a)</u>	<u>Maximum Permitted</u>
(3) Health, fitness facility	1 space for every 200 square feet of exercise area, including locker and equipment rooms	1 space for every 125 square feet of exercise area, including locker and equipment rooms
(4) Indoor theater or auditorium (except school auditorium), sports arena, stadium, gymnasium	One space for every 3 seats	1 space for every 2 seats
(5) Private clubs, lodges	1 space for every 100 square feet of assembly room	1 space for every 70 square feet of assembly room
(6) Swimming pools, public or private (not associated with residences)	1 space for every 50 square feet of defined active recreation area, including water, lawn, deck and bathhouse	1 space for every 40 square feet of defined active recreation area, including water, lawn, deck and bathhouse
(7) Tennis courts	4 spaces per court	6 spaces per court

NOTES TO SCHEDULE 151.3204

- (a) A minimum of five (5) spaces is required for each facility other than a single-family detached, single-family attached or two-family dwelling.
- (b) For the purposes of this Section, a shopping center shall include one or more multi-tenant building(s) and or group of buildings where the required parking spaces are provided in a shared parking lot.

§ 151.3205 ALLOWANCE FOR SHARED PARKING.

The Planning Commission and/or Council may accept a development plan that satisfies the off-street parking requirements by use of off-site shared parking with the City or another non-residential user. A copy of the proposed off-site agreement must be submitted with the application for development plan approval. The Director of Law must review and approve the agreement. In determining whether to accept such proposed plan, Planning Commission and/or Council may consider the proximity and accessibility of the off-site location to the proposed development site, the hours of operation of the two users, the number of spaces available and required for each business, and the compatibility of uses.

§ 151.3206 SPECIFIC STANDARDS FOR THE OLD MONTGOMERY DISTRICT.

- (a) No off-street parking shall be permitted between the established building setback and the public right-of-way.
- (b) In recognition of the historic, compact character of buildings in the Old Montgomery District, as well as the less efficient use of the floor area of those buildings, the number of off-street parking spaces for each facility or use in the Old Montgomery District shall be determined according to the following:
- (1) The number of off-street parking spaces shall be fifty percent (50%) of the standards set forth in § 151.3204.

- (2) However, due to unique building and site characteristics that may be present in the Old Montgomery District, the Planning Commission and/or Council may approve a development plan with fewer parking spaces than fifty percent (50%) of the requirements set forth in § 151.3204. In order for the Planning Commission to consider a reduction of the required spaces, the applicant must demonstrate that such a reduction is warranted based on the following criteria.

A. The character of the proposed use, the design of the building and the ability of the proposed use to reinforce the main street environment;

B. The availability and accessibility of public parking spaces, both on-street and within public parking lots to meet the needs of the development;

C. The availability of parking areas on adjacent sites, considering the hours of operation of the proposed use compared to adjacent uses to meet the needs of the development; and

D. The potential negative impact to the character of the district if the requisite number of parking spaces is provided.